

THIS SURVEY PREPARED FOR:  
RQW REAL ESTATE HOLDING, LLC

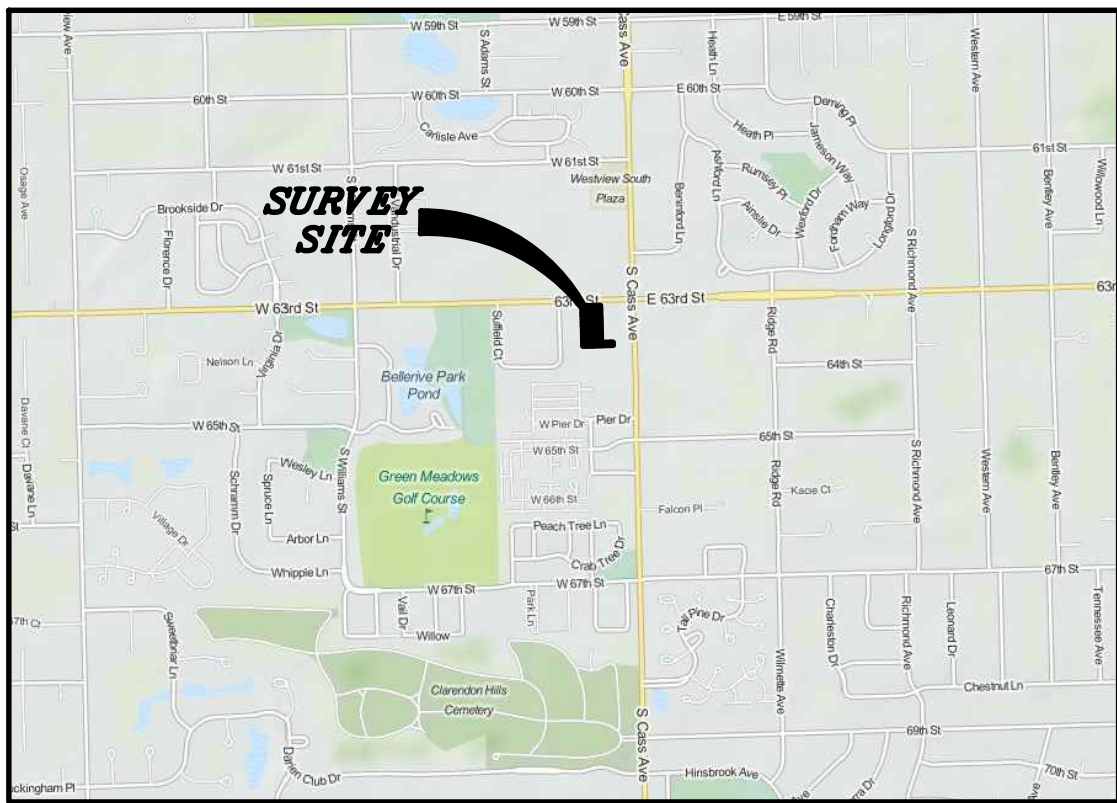
# FINAL PLAT OF SUBDIVISION

## WESTMONT EXPRESS OIL CHANGE SUBDIVISION

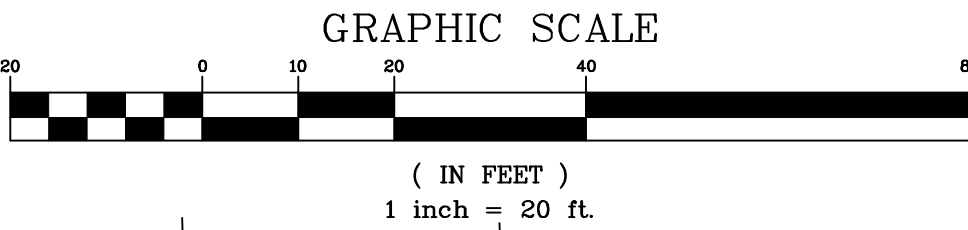
BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CURRENT P.I.N.:  
09-21-201-011  
09-21-201-037

CURRENT ADDRESS  
25 WEST 63RD St  
Westmont IL



LOCATION SKETCH  
NOT TO SCALE



### PROPERTY AREA

TOTAL AREA = 22,771 SQUARE FEET (0.523 ACRES)

### LEGEND

—	= EXISTING BOUNDARY LINE
- - -	= EXISTING EASEMENT LINE
- - -	= EXISTING LOT LINE
- - -	= EXISTING UNDERLYING LOT LINE
XXX.XX'	= MEASURED INFORMATION
- - -	= PROPOSED EASEMENT LINE
B.S.L.	= BUILDING SETBACK LINE
P.U.D.E.	= PUBLIC UTILITY & DRAINAGE EASEMENT

### SURVEYORS NOTES

- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- DENOTES CONCRETE MONUMENTS.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.

SHEET <b>1</b> OF <b>2</b>	PROJ. MGR.: <b>WWW</b>	<b>OIL EXPRESS</b> <b>WESTMONT, ILLINOIS</b> <b>FINAL PLAT OF SUBDIVISION</b>
	PROJ. ASSOC.: <b>DSR</b>	
	DRAWN BY: <b>DSR</b>	
	DATE: <b>05/06/15</b>	
SCALE: <b>1"=20'</b>		
RQW.WMIL01.00		

**Manhard**  
CONSULTING LTD

700 Springer Drive, Lombard, IL 60148 ph:630.681.8500 fx:630.681.8585 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
06/26/15	VILLAGE REVIEW COMMENTS	DSR

THIS SURVEY PREPARED FOR:  
RQW REAL ESTATE HOLDING, LLC

FINAL PLAT OF SUBDIVISION  
WESTMONT EXPRESS OIL CHANGE SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP  
38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CURRENT P.I.N.:  
09-21-201-011  
09-21-201-037

OWNER

STATE OF ILLINOIS )  
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

GRADE SCHOOL: MAERCKER DISTRICT 60 ADDRESS: 1 S CASS AVENUE, SUITE 202, WESTMONT, IL 60559  
HIGH SCHOOL: COMMUNITY DISTRICT 99 ADDRESS: 6301 SPRINGSIDE AVENUE, DOWNERS GROVE, IL 60516  
COLLEGE OF DUPAGE DISTRICT 502 ADDRESS: 425 FAWELL BLVD, GLEN ELLYN, IL 60137

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
SIGNED

\_\_\_\_\_  
PRINTED NAME AND TITLE

\_\_\_\_\_  
SIGNED

\_\_\_\_\_  
PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF DuPAGE)

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT RICHARD WKIE AND ERIC QUICK ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH PRINCIPALS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID DOCUMENT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS: \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
COMMISSION EXPIRES

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

I, \_\_\_\_\_, CHAIRMAN OF THE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION CERTIFY THAT ON \_\_\_\_ DAY OF \_\_\_\_\_, AD ,20\_\_\_\_ THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

SIGNED \_\_\_\_\_  
CHAIRMAN

ATTEST \_\_\_\_\_  
SECRETARY

SANITARY DISTRICT

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

I, \_\_\_\_\_, EXECUTIVE DIRECTOR FOR THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
EXECUTIVE DIRECTOR

SPECIAL ASSEMENT

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

I, \_\_\_\_\_, VILLAGE TREASURER OF THE VILLAGE OF WESTMONT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
VILLAGE TREASURER

VILLAGE CLERK

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

I, \_\_\_\_\_, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON \_\_\_\_ 20\_\_\_\_ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF WESTMONT, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
VILLAGE CLERK

VILLAGE ENGINEER

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

I, \_\_\_\_\_, VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTMONT, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
VILLAGE ENGINEER

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT, ILLINOIS AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF WESTMONT, INCLUDING, BUT NOT LIMITED TO, COMED, SBC, NICOR, AND COMCAST, AND (FLAGG CREEK RECLAMATION DISTRICT OR DOWNERS GROVE SANITARY DISTRICT) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR MARKED "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, OPERATE, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING ELECTRICITY, SIGNALS AND SIGNALS, GAS PIPELINES, WATER PIPELINES, STORM AND SANITARY SEWERS, AND STORMWATER DRAINAGE PATHS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, OVER, UPON, ALONG, UNDER, AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY AS NECESSARY. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, ROOTS, SHRUBS, OR OTHER PLANTS ON SAID INDICATED EASEMENTS, AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, THAT INTERFERE WITH THE OPERATION OF THE DRAINAGE PATH OR UTILITY, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

NO PERMANENT BUILDINGS OR OBSTRUCTIONS SHALL BE PLACED ON SAID INDICATED EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SAID EASEMENT SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE SAID INDICATED EASEMENTS ARE USED BOTH FOR DRAINAGE, SEWERS, AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION(S) SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF WESTMONT.

INGRESS/EGRESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF ADJOINING LOTS SOUTH, EAST, AND WEST OF SUBDIVISION HEREON DRAWN, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS, ASSIGNS, AND INVITES, OVER AND ACROSS THE AREAS DESIGNATED ON THIS PLAT AS "INGRESS/EGRESS" EASEMENT, TO PROVIDE INGRESS AND EGRESS TO THE PROPERTIES FROM W 63RD STREET AND TO PROVIDE CROSS ACCESS BETWEEN THE SUBDIVISION AND THE ADJOINING PROPERTIES.

COUNTY ENGINEER

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY # \_\_\_\_\_, PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
COUNTY ENGINEER

DUPAGE COUNTY CLERK

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT ON THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY LAND INCULDED IN THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DuPAGE COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
DUPAGE COUNTY CLERK

DUPAGE COUNTY RECORDER OF DEEDS

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF COOK COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ .M.

\_\_\_\_\_  
DUPAGE COUNTY RECORDER OF DEEDS

PERMISSION TO RECORD

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, DAVID S REIFKE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3712, HEREBY GRANT PERMISSION TO \_\_\_\_\_ TO RECORD THIS PLAT ON OR BEFORE \_\_\_\_\_ SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF SAID PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3712  
LICENSE EXPIRES: NOVEMBER 30, 2016

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350  
EXPIRES APRIL 30, 2017



SURVEYOR

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS CORRECT REPRESENTATION OF SAID SURVEY:

PARCEL 1  
THE WEST 100 FEET OF THE NORTH 250 FEET OF THE WEST 233 FEET OF THE EAST 483 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 50.0 FEET TAKEN FOR PUBLIC ROAD PURPOSES PER INSTRUMENT RECORDED OCTOBER 15, 1958, AS DOCUMENT 898695 AND CORRECTED BY INSTRUMENT RECORDED DECEMBER 1, 1958, AS DOCUMENT NUMBER 904547) IN DUPAGE COUNTY COUNTY, ILLINOIS.

PARCEL 2  
THE NORTH 17 FEET OF LOT 1 OF CASS AVENUE SUBDIVISION OF THE EAST 483.0 FEET AS MEASURED ON THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 250.0 FEET AS MEASURED ON THE EAST LINE THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1957 AS DOCUMENT 836132 IN DUPAGE COUNTY, ILLINOIS

SUBDIVIDED PROPERTY CONTAINS 22,771 SQUARE FEET 0.523 OF AN ACRE, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF WESTMONT RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

I ALSO CERTIFY THAT THE LAND IS WITHIN THE CITY OF WESTMONT OR WITHIN ONE AND A HALF MILES OF THE CORPORATE LIMITS OF THE CITY OF WESTMONT WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT THE PARCEL(S) INCLUDED IN THIS PLAT OF SUBDIVISION IS LOCATED IN ZONE X (UNSHADED) (ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17043C0905H (PANEL 0905 OF 1006) REVISED DATE DECEMBER 16, 2004.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS,

THIS 20TH DAY OF NOVEMBER A.D., 2015.

\_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3712  
LICENSE EXPIRES NOVEMBER 30, 2016


DESIGN FIRM LICENSE NO. 184003350  
LICENSE EXPIRES APRIL 30, 2017



THIS PLAT SUBMITTED FOR RECORDING BY:

THE VILLAGE OF WESTMONT  
31 W. QUINCY STREET  
WESTMONT, ILLINOIS, 60559  
(630)981-6200

RETURN ORIGINAL MYLARS TO THE VILLAGE OF WESTMONT

SHEET  2 OF 2  RQW.WM101.00	PROJ. MGR.: <u>WWW</u>	OIL EXPRESS  WESTMONT, ILLINOIS  FINAL PLAT OF SUBDIVISION	 <div>Manhard CONSULTING LTD. 700 Springer Drive, Lombard, IL 60148 ph: 630.691.8800 f: 630.691.8885 manhard.com Civil Engineers • Surveyors • Water Resource Engineers • Water &amp; Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners</div>	DATE	REVISIONS	DRAWN BY
	PROJ. ASSOC.: <u>DSR</u>					
	DRAWN BY: <u>DSR</u>					
	DATE: <u>05/06/15</u>					
	SCALE: <u>1"=20'</u>					
				06/26/15	VILLAGE REVIEW COMMENTS	DSR